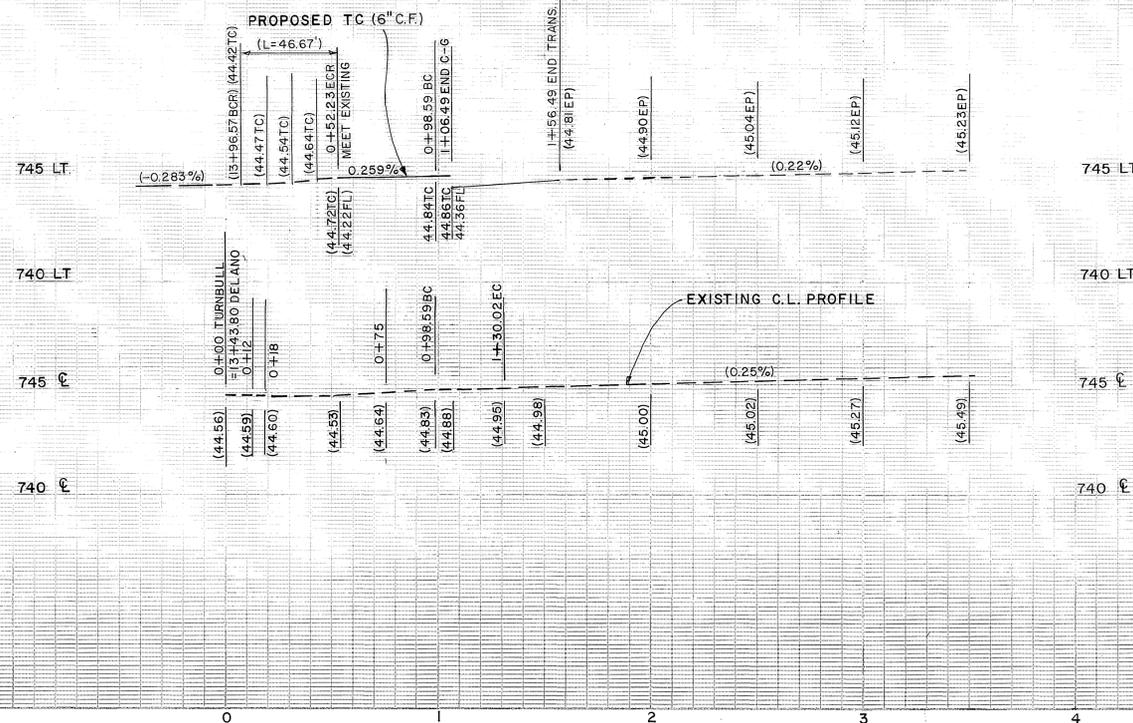


GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION

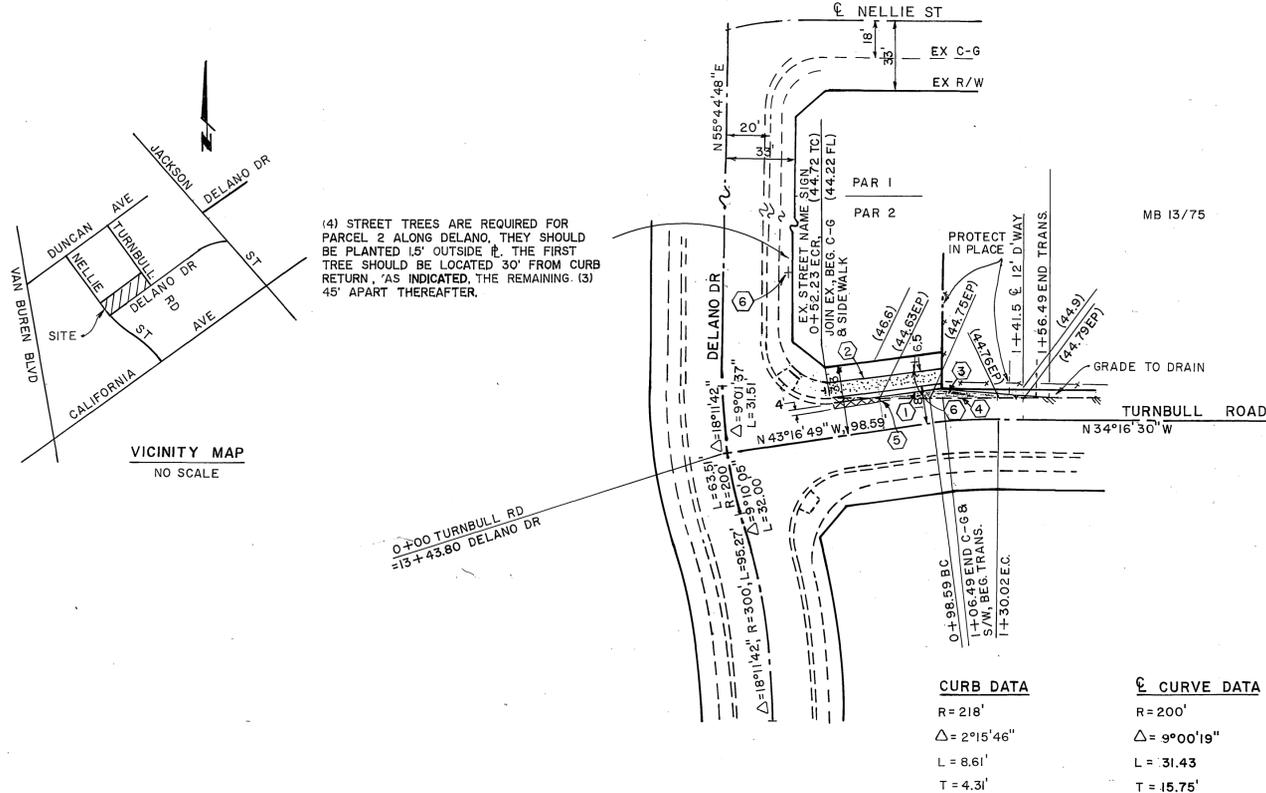
- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
 - WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 351-6126 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED:
 - AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERAL HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS, ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR.
 - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES.
 - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE.
 - AT END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (714) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
 - ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
 - THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
 - STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME / COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQUIRED
A. TRUMBULL	JACARANDA / MIMOSOLA / JACARANDA	15 GAL	45'	1
B. DELANO	LAGERSTROEMIA / CRAPE INDICA / MYRTLE	15 GAL	45'	4
 - BOTH A STREET TREE RELOCATION/REMOVAL PERMIT AS ISSUED BY THE PARK AND RECREATION DEPARTMENT AND A STREET OPENING PERMIT AS ISSUED BY THE PUBLIC WORKS DEPARTMENT ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL EXISTING TREES WITHIN WHAT WILL ULTIMATELY BE THE PUBLIC RIGHT-OF-WAY PAVEMENT AREA, BACKFILL OF ALL HOLES MUST BE INSPECTED BY THE PUBLIC WORKS INSPECTOR FOR PROPER COMPACTION.
 - ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLE FAMILY OR DUPLEX RESIDENTIAL USES.
- *NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.



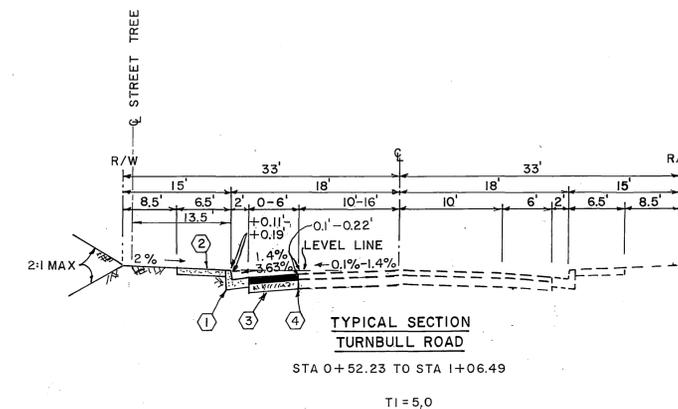
GENERAL NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.



CONSTRUCTION NOTES & QUANTITIES

- CONSTRUCT P.C.C. CURB AND GUTTER PER RIVERSIDE CITY STD. NO. 200, TYPE I, 6" 54.3 LF
- CONSTRUCT 6' P.C.C. CURB SIDEWALK PER RIVERSIDE CITY STD NO. 325 462 SF
- CONSTRUCT 2 1/2" A.C. PAVEMENT OVER 8 1/2" CRUSHED AGGREGATE BASE OR 6" FULL DEPTH A.C. PER PLAN R-1877 200 SF
- REMOVE EXIST. 2' X 4' HEADER LS
- REMOVE EXIST. AC PAVEMENT & JOIN WITH MATCH-UP AC LS
- PLANT STREET TREE TO THE SPECIFICATIONS OF THE PARK & RECREATION DEPT.



PLAN REFERENCE: R-1877

BENCHMARK:
TOP OF BRASS DISC STAMPED G4B IN CAPPED MONUMENT AT MONROE ST 10 FEET NORTHWESTERLY OF CALIFORNIA AVE CITY OF RIVERSIDE F.B.735/44 EL.754.925



LARRY PEARSON LAND SURVEYOR
4229 KINGFISHER ROAD
CALABASAS, CA 91302
PHONE: (818) 999-3409

APPROVED BY *Richard M. Khan* DATE 4/24/89
R.E. NO. 30574

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY *Richard M. Khan*
DATE 4/24/89
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P.W. ENGINEER

STREET PLAN AND PROFILE
PARCEL MAP 23831
TURNBULL ROAD

ACCOUNT NO.
R-3117
SHEET 1 OF 1

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

INDEXED 10-17-90

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